

# Statement of Information

## Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

### Property offered for sale

Address  
Including suburb and  
postcode

22a Park Avenue, Glen Huntly Vic 3163

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$1,200,000

&

\$1,300,000

### Median sale price

Median price \$675,500

Property Type Unit

Suburb Glen Huntly

Period - From 01/07/2021

to 30/09/2021

Source REIV

### Comparable property sales (\*Delete A or B below as applicable)

**A\*** These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

	Address of comparable property	Price	Date of sale
1	3/1 Emma St CAULFIELD SOUTH 3162	\$1,340,000	25/07/2021
2	1/4 Woodville Av GLEN HUNTLY 3163	\$1,213,000	21/10/2021
3	99a Oakleigh Rd CARNEGIE 3163	\$1,210,000	07/10/2021

**OR**

~~**B\*** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.~~

This Statement of Information was prepared on:

25/10/2021 11:30



3 2 2

**Property Type:** Townhouse

Agent Comments

Sublime 3 bedroom + study 2.5 bathroom town residence featuring 2 gorgeous living areas, sparkling stone kitchen (European appliances), huge and indulgent main bedroom (WIR, marble double shower ensuite & balcony), covered deck (café blinds), Bamboo floors, ducted R/C air cond, security, ducted vac, solar panels & an auto garage. Walk to Lord Reserve, shops and transport.

## Comparable Properties



**3/1 Emma St CAULFIELD SOUTH 3162 (REI)**

Agent Comments

3 3 2

**Price:** \$1,340,000

**Method:** Auction Sale

**Date:** 25/07/2021

**Rooms:** 4

**Property Type:** Townhouse (Res)



**1/4 Woodville Av GLEN HUNTLY 3163 (REI)**

Agent Comments

3 2 2

**Price:** \$1,213,000

**Method:** Auction Sale

**Date:** 21/10/2021

**Property Type:** Townhouse (Res)



**99a Oakleigh Rd CARNEGIE 3163 (REI)**

Agent Comments

3 2 1

**Price:** \$1,210,000

**Method:** Sold Before Auction

**Date:** 07/10/2021

**Property Type:** Townhouse (Res)